

Thornton O'Connor Town Planning  
1, Kilmacud Road Upper  
Dundrum  
Dublin 14

Date : 14-Dec-2022

**Reg. Ref. :** SDZ22A/0006/C28  
**Proposal :** Construction of 352 residential units (terraced, semidetached and detached) comprising 253 two storey houses (15 two bed units and 238 three bed units ranging in size from c. 86sq.m to c. 118sq.m) and 99 three storey houses (18 three bed units and 81 four bed units and ranging in size from c. 147sq.m to c. 189sq.m); The total gross floor area of the development is c. 43, 272sq.m; The development will also comprise the provision of 2 vehicular accesses from Adamstown Boulevard, 1 vehicular access from Adamstown Drive (L1030), 2 vehicular accesses from Adamstown Park Road and 2 vehicular accesses from Tandy's Lane; vehicular connections will also be provided to permitted roads in Tandy's Lane Phase 1; internal routes; 535 car parking spaces including on-curtilage and off-curtilage spaces; bicycle parking; bin storage; plant; ESB Substations; boundary treatments; lighting; hard and soft landscaping; and all other associated site works; on 2 No. sites separated by the permitted Tandy's Lane Phase 1 Development (SDCC Reg. Ref. SDZ19A/0011) with a total site area of c. 10.24 hectares at Tandy's Lane, in the townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin. The western site (8.06 hectares) is generally bounded to the west by Adamstown Boulevard, to the north by Adamstown Drive (L1030), to the east by the Tandy's Lane Phase 1 Development which is currently under construction (SDCC Reg. Ref. SDZ19A/0011) and undeveloped lands, and to the south by Tandy's Lane which links Adamstown Boulevard with Adamstown Park Road. The eastern site (2.18 hectares) is generally bounded to the west / north-west by the permitted Tandy's Lane Phase 1 Development, to the east by Adamstown Park Road and to the south by Tandy's Lane; This application is being made in accordance with the Adamstown Planning Scheme 20141 (as amended) and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme. The lands are located within the Tandy's Lane Village Development Area.

### **Condition 28; Materials and Finishes**

“Prior to the commencement of development the applicant/developer shall submitted materials and finishes of the development for the written agreement of the Planning Authority.

REASON: in the interests of visual amenity.”

**Location :** Tandy's Lane, In the townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin  
**Applicant :** Quintain Developments Ireland Limited  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 27-Oct-2022 to comply with Condition No 28 of Grant of Permission No. SDZ22A/0006, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

#### **Assessment**

With regard to condition 28, the applicant submitted the following:

- Cover Letter from Thornton O'Connor Town Planning
- Tandy's Lane Phase 2 – Materiality (Document) from Mola Architecture

The materials submitted by the applicant for the development are generally of high quality which is appreciated. Notwithstanding this, the applicant has provided insufficient information in terms of elevations and examples where the proposed materials will be utilized and identifying how the development will look contextually. The applicant should provide a more detailed design report including elevations and contextual elevations indicating the design concept. Furthermore, it is noted that the consented development includes two landmark buildings which incorporate metal cladding elements, the details of which have not been provided.

#### **Conclusion**

Further to the submission received by the South Dublin County Council Planning Department, it is considered that Condition 28 **has not been complied with.**”

Yours faithfully,

M.C.

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*for* **Senior Planner**